143.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,400 / 727,400
					USE VALUE:	727,400 / 727,400
					ASSESSED:	727,400 / 727,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRILLING DAVID S
Owner 2:	YEFIMOVA-TRILLING NATALIA
Owner 3:	
Street 1:	25 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEGARTY PATRICK D JR -
Owner 2:	HEGARTY MARY E -
Street 1:	25 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,633 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1658 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6633.000	281,700		445,700	727,400
Total Card	0.152	281,700		445,700	727,400
Total Parcel	0.152	281,700		445,700	727,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.72 | /Parcel: 438.7

Legal Description

User Acct 92544

GIS Ref

GIS Ref

Insp Date 02/08/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0003-0002.0

!11084!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,700	0	6,633.	495,200	776,900	776,900	Year End Roll	12/18/2019
2019	101	FV	231,400	0	6,633.	464,200	695,600	695,600	Year End Roll	1/3/2019
2018	101	FV	231,400	0	6,633.	383,800	615,200	615,200	Year End Roll	12/20/2017
2017	101	FV	228,900	0	6,633.	352,800	581,700	581,700	Year End Roll	1/3/2017
2016	101	FV	228,900	0	6,633.	321,900	550,800	550,800	Year End	1/4/2016
2015	101	FV	215,900	0	6,633.	315,700	531,600	531,600	Year End Roll	12/11/2014
2014	101	FV	215,900	0	6,633.	293,400	509,300	509,300	Year End Roll	12/16/2013
2013	101	FV	215,900	0	6,633.	279,200	495,100	495,100		12/13/2012

PRINT

Date	Time
12/11/20	01:17:35

LAST REV

Date	Time
06/03/20	10:46:05
apro	
11084	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEGARTY PATRICK	69097-358		4/4/2017		725,000	No	No		
WEIN CAROL/ETAL	28032-101		12/30/1997		267,000	No	No		Y

USER DEFINED

Prior Id # 1:	92544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	808	Alterati	300	C				
5/23/2017	600	New Wind	24,000	C				
5/9/2017	531	Renovate	5,000	C				
7/19/2001	496	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2018	SQ Returned	MM	Mary M
2/8/2017	Measured	DGM	D Mann
1/21/2009	Meas/Inspect	372	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/23/1999	Mailer Sent		
10/15/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6633		Sq. Ft.	Site		0	80.	0.84	9			Ledge	-10					445,674						445,700	

Total AC/HA: 0.15227 | Total SF/SM: 6633 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 445,674 | Spl Credit | Total: 445,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99890995
Adj $ / SQ:	175.309
Other Features:	73750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382719
Depreciation:	101038
Depreciated Total:	281681

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

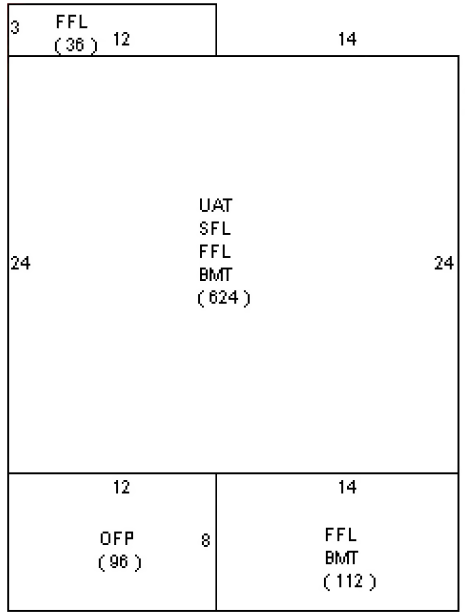
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



Sum Area By Label :
FFL = 772
BMT = 736
UAT = 624
SFL = 624
OFP = 96

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.31
Special Features:	0	Val/Su Net:	118.16
Final Total:	281700	Val/Su SzAd	201.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	772	175.310	135,338
BMT	Basement	736	62.450	45,966
SFL	Second Floor	624	175.310	109,393
UAT	Upper Attic	156	96.420	15,041
OFP	Open Porch	96	33.650	3,230

Net Sketched Area:	2,384			Total:	308,968
Size Ad	1396	Gross Are	2852	FinArea	1658

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	